



VANI VILLA

Site Address

FP NO. 180, R.S. No. 646
B/h. Prakruti Harmony,
Bill-Kalali Road, Bill, Vadodara.

Developer

M. M. Patel & Others
6354416082, 8320117945,
9979622477

Structural Engineer

Pramukh Associates

Architect

Foram Architect & Engineer



VANI VILLA

4-5B 2HK LUXURIOUS VILLA

WHERE LUXURY MEETS CONVENIENCE



VANI VILLA


Welcome
to your very
own Private &
Premium Villa
lifestyle.

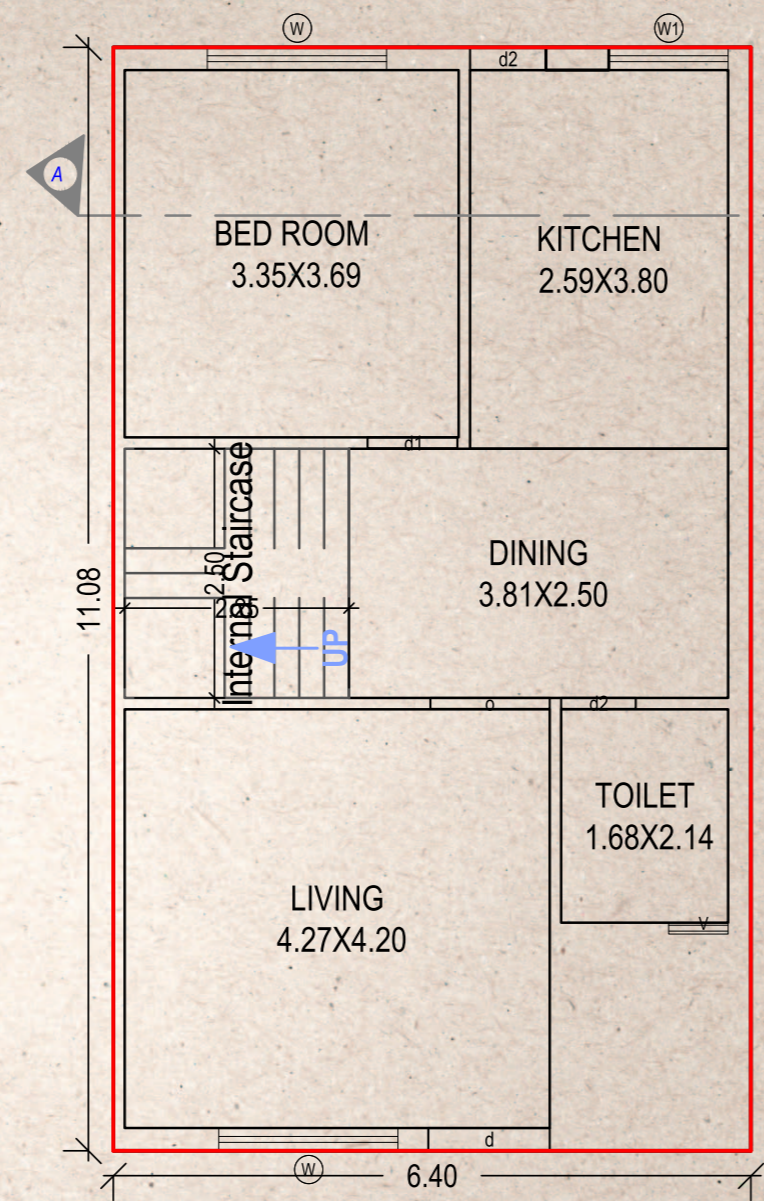


VANI VILLA

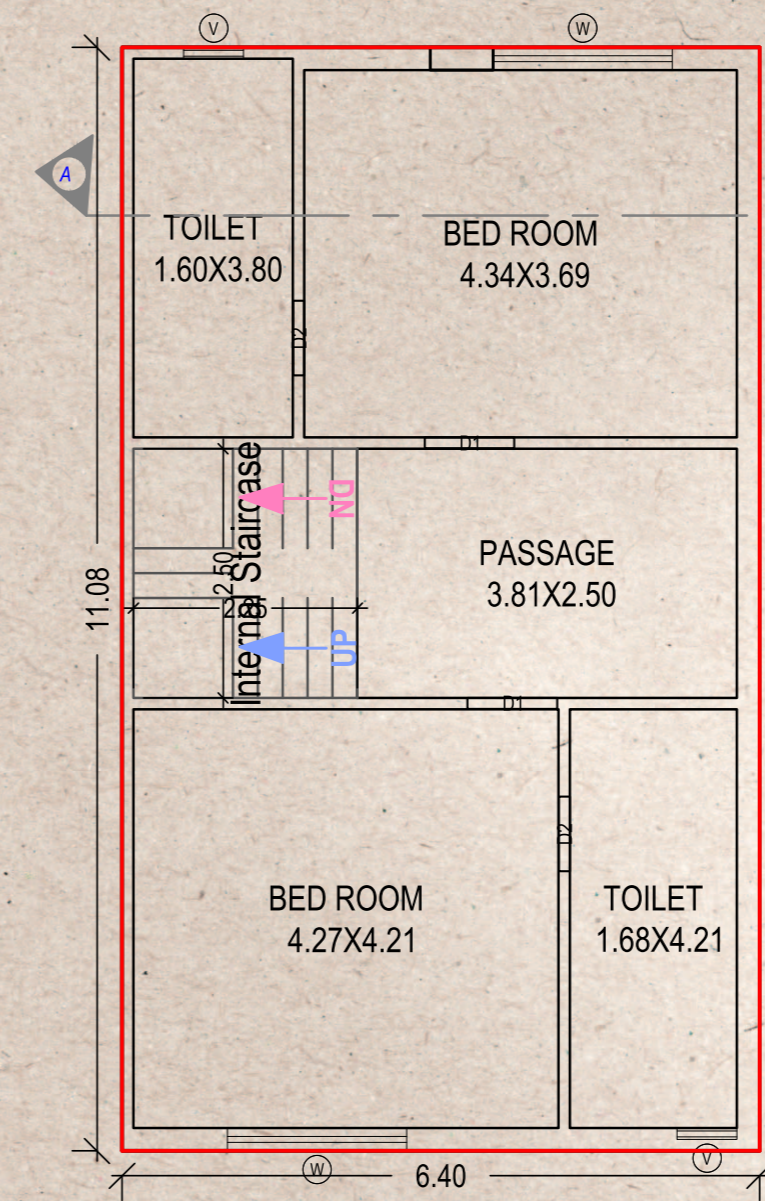
There are many places that the world aspires to be at. But not everyone is **privileged** to enjoy a life as flawless as the one we've created for you at VANI VILLA.

The perfect location & chic amenities make these homes 'a dream come true' literally.

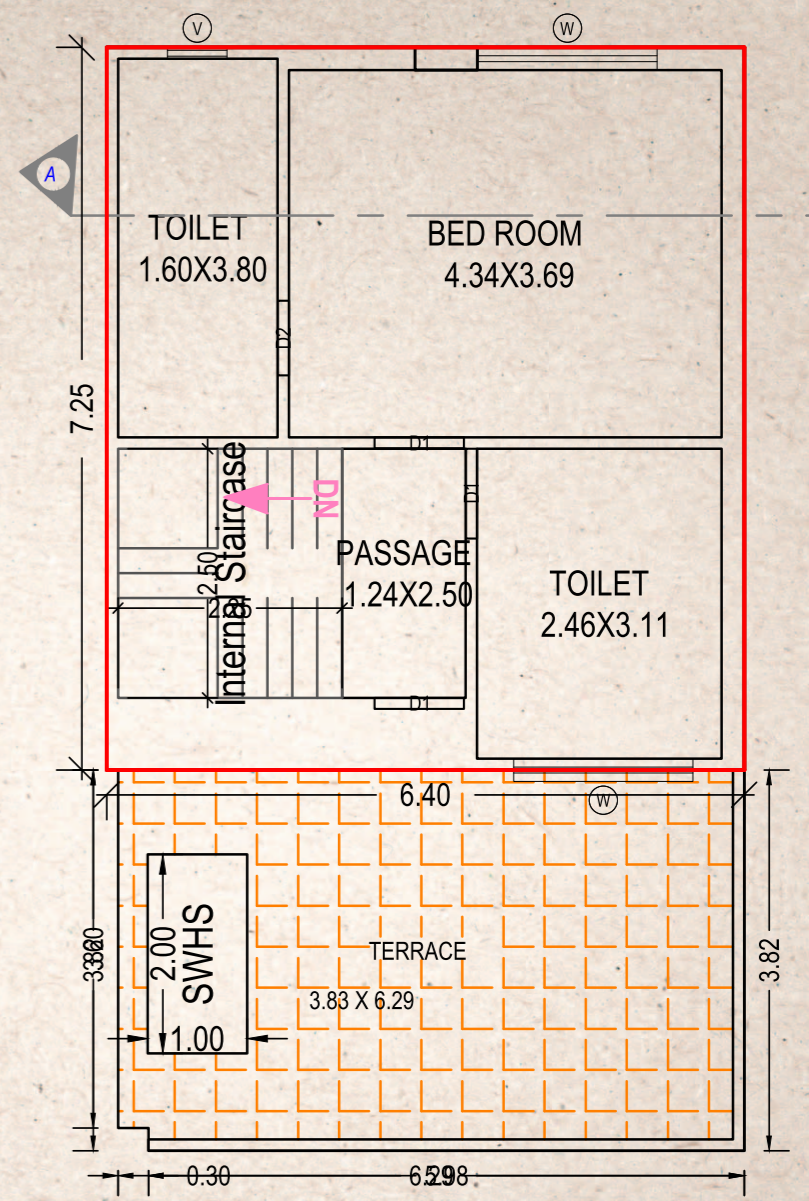

VANI VILLA
 "B" TYPE
 Total 35 Plots




GROUND FLOOR PLAN
 (Proposed)
 (SCALE 1:100)

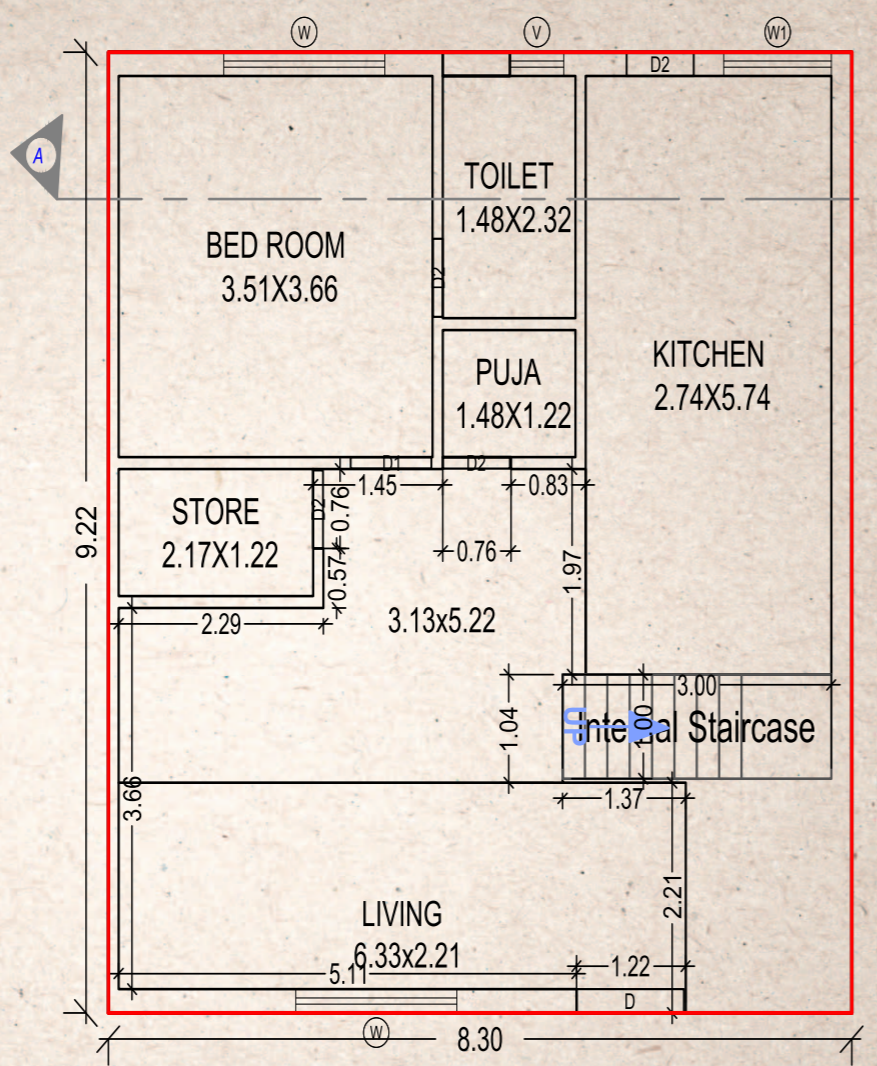


FIRST FLOOR PLAN
 (Proposed)
 (SCALE 1:100)

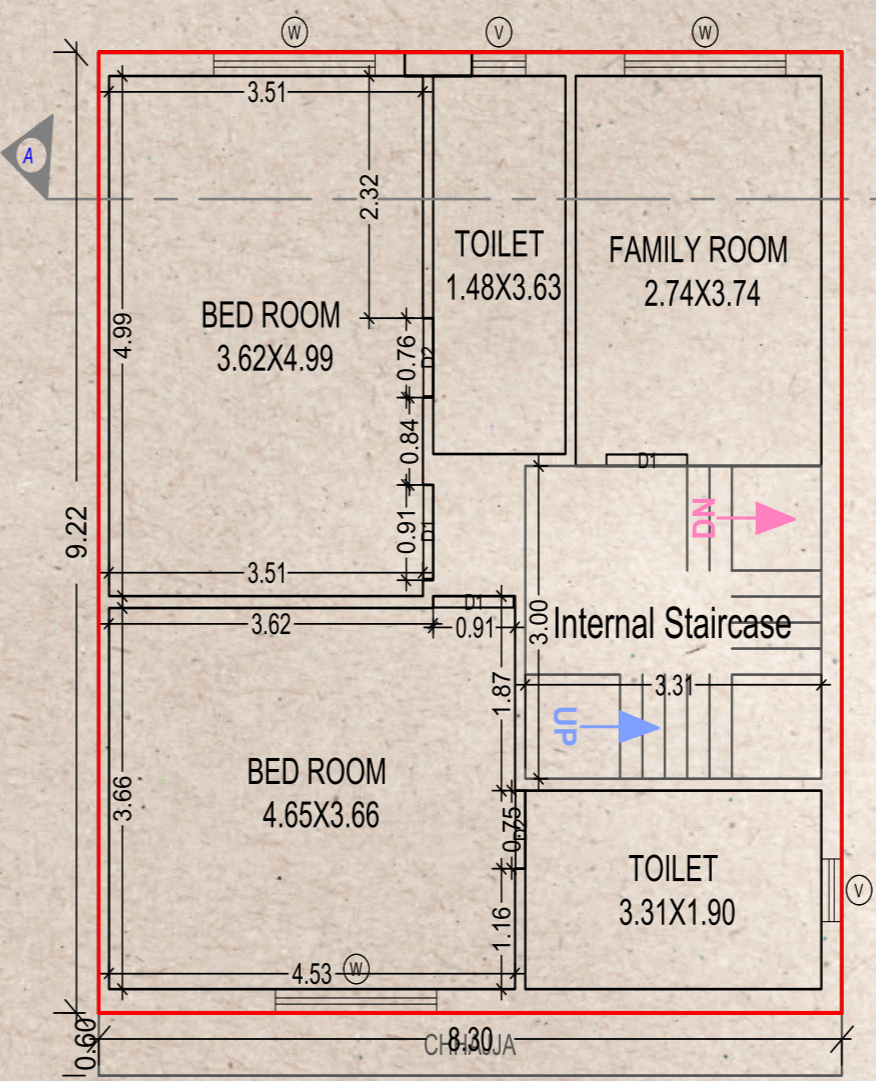


SECOND FLOOR PLAN
 (Proposed)
 (SCALE 1:100)

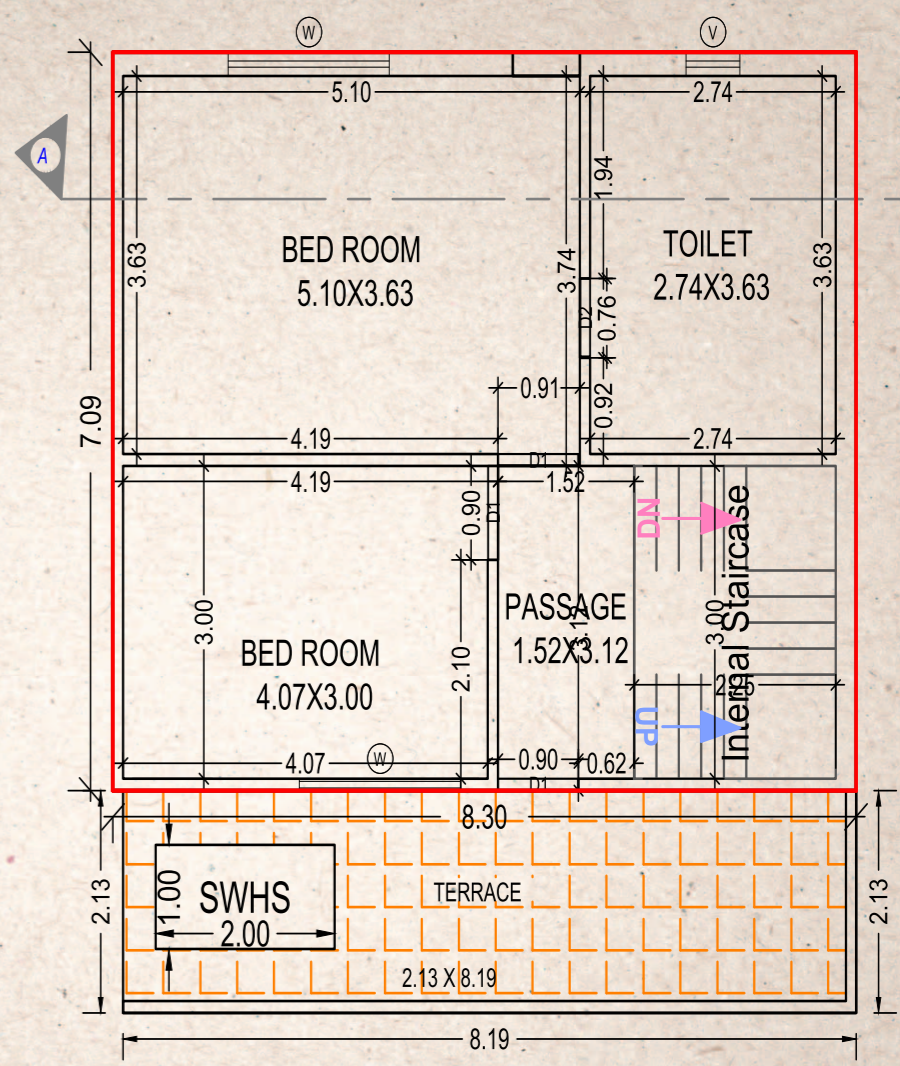

VANI VILLA
 "A" TYPE
 Total 12 Plots
 Plot No.
 1,2,3,6,7,8,9,10,
 11, 14,15,16




GROUND FLOOR PLAN
 (Proposed)
 (SCALE 1:100)

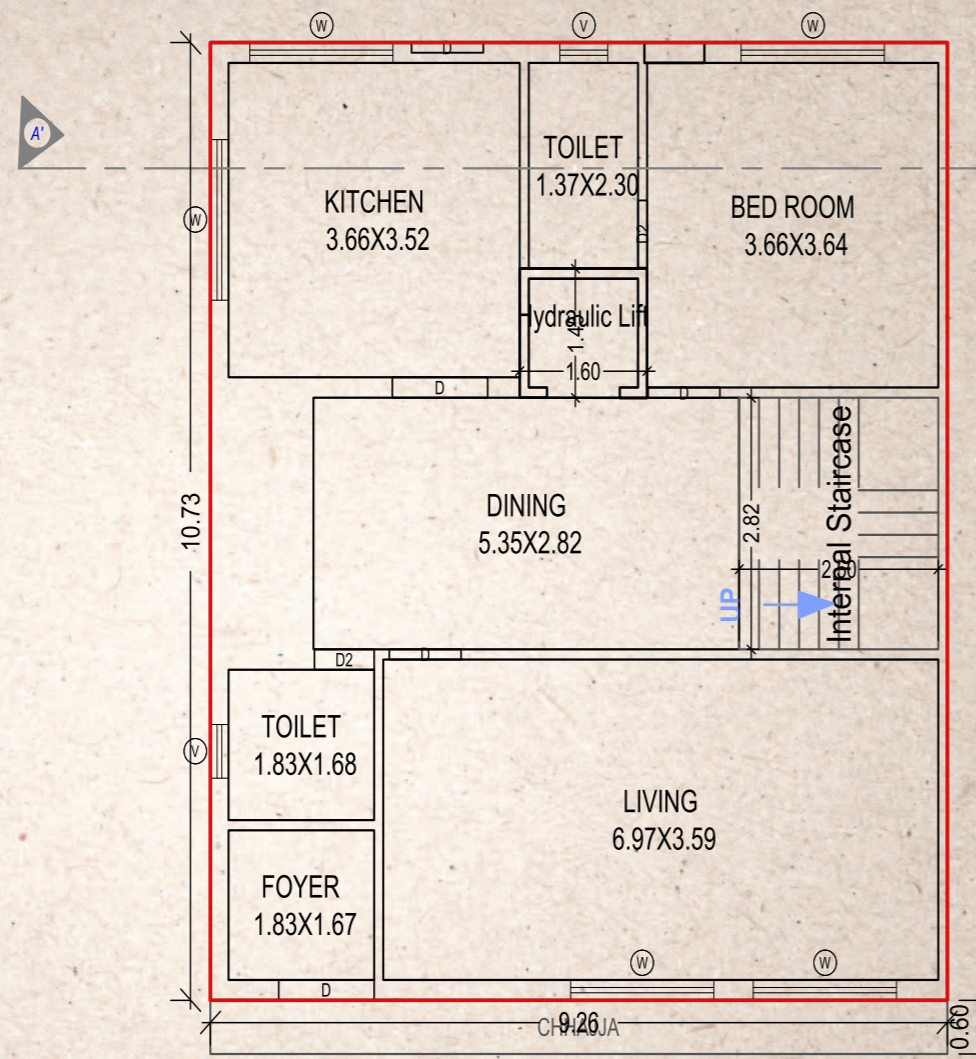


FIRST FLOOR PLAN
 (Proposed)
 (SCALE 1:100)

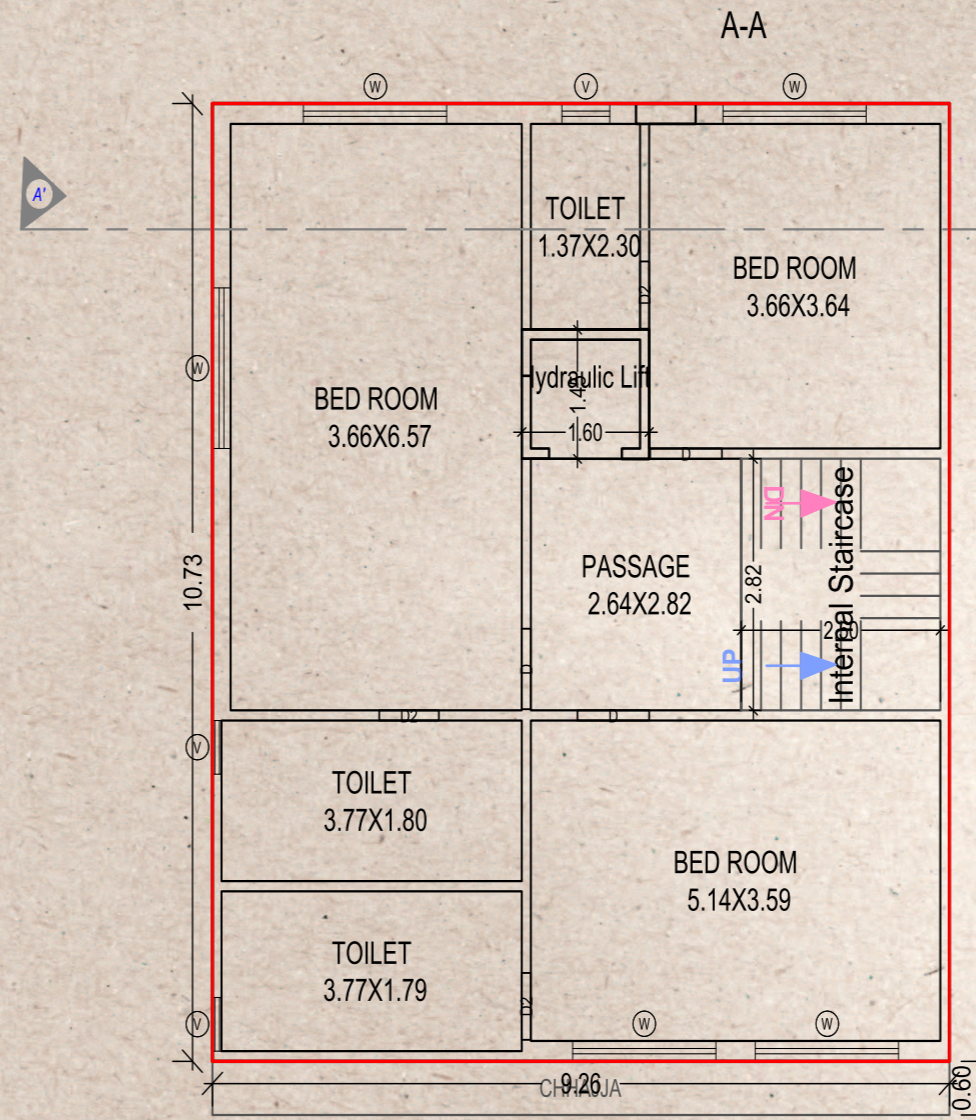


SECOND FLOOR PLAN
 (Proposed)
 (SCALE 1:100)

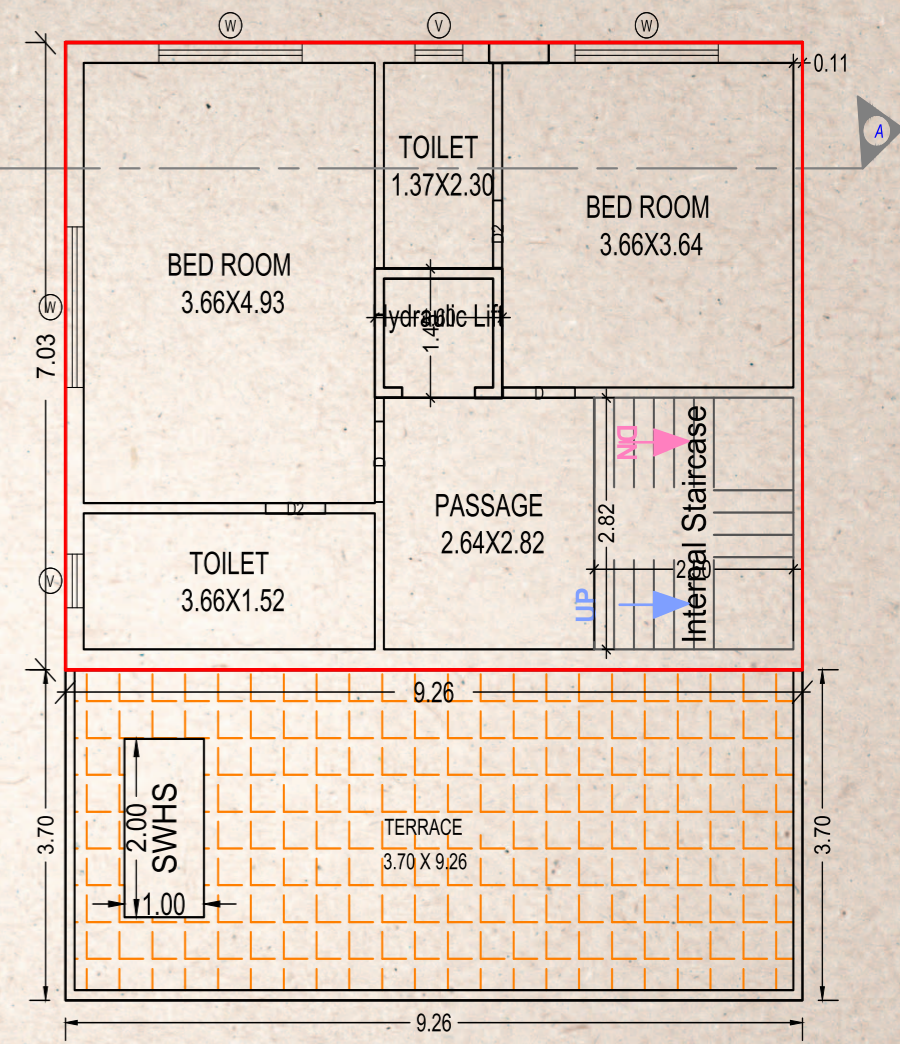

VANI VILLA
 "C" TYPE
 Total 5 Plots
 Plot No.
 26,27,66,46,47



GROUND FLOOR PLAN
 (Proposed)
 (SCALE 1:100)



FIRST FLOOR PLAN
 (Proposed)
 (SCALE 1:100)



SECOND FLOOR PLAN
 (Proposed)
 (SCALE 1:100)

VANI VILLA

Layout
Plan





VANI VILLA

With you FOR you

Even the vastly-travelled would agree that there is nothing like the welcoming warmth of a home.

We Build it to perfection, seamlessly blending casual comfort with thoughtful & smart conveniences.

LEISURE AMENITIES

- Club House with Multi-Purpose Hall
- Landscaped Garden with Outdoor Sitting
- Jogger's Track

COMMON AMENITIES

- Elegant Entrance Gate
- Decorative Compound Wall as per Architect's Design
- Name Plate to maintain the uniformity of Society Infrastructure
- RCC with Heavy Paver Block Internal Road with designer street lights
- Underground cabling for electricity
- Underground Water & Drainage Facility
- Individual 3-Phase Electric Connection
- Termite Resistance Treatment
- 24*7 Security through Centralized Security Cabin at Gate



SPECIFICATION

STRUCTURE:

- Earth Quake Resistance RCC Structure with footing base along with Bricks masonry work as per Structural Engineer Design

FLOORING:

- High Grade Nano finished Vitrified tiles in all rooms with Wooden Flooring Vitrified Tiles in Master Bedroom

KITCHEN

- Exclusive Granite Platform with S.S. Sink with designer tiles upto lintel level over the Platform

BATH

- Designer bathrooms with branded premium quality bath fittings & vessels. Designer tiles upto slab level. Hot & Cold Water provisions in each Bathrooms Plumbing.

PLUMBING

- Premium Branded Plumbing Fixtures & Vessels with high quality conceal piping

BATH

- Designer bathrooms with premium quality fittings & vessels

DOORS & WINDOWS

- Elegant & Classy Main Door with branded safety lock. Internal Doors are laminated durable flush doors. Powder coated Aluminium window with glass along with safety grills. Granite frames in all doors and windows.

PAINT & FINISH:

- Interiors – Smooth Plaster with Wall Putty and Primer
Exteriors – Double Coat Plaster with water proof and Fungal resistant Paint

ELECTRIFICATION:

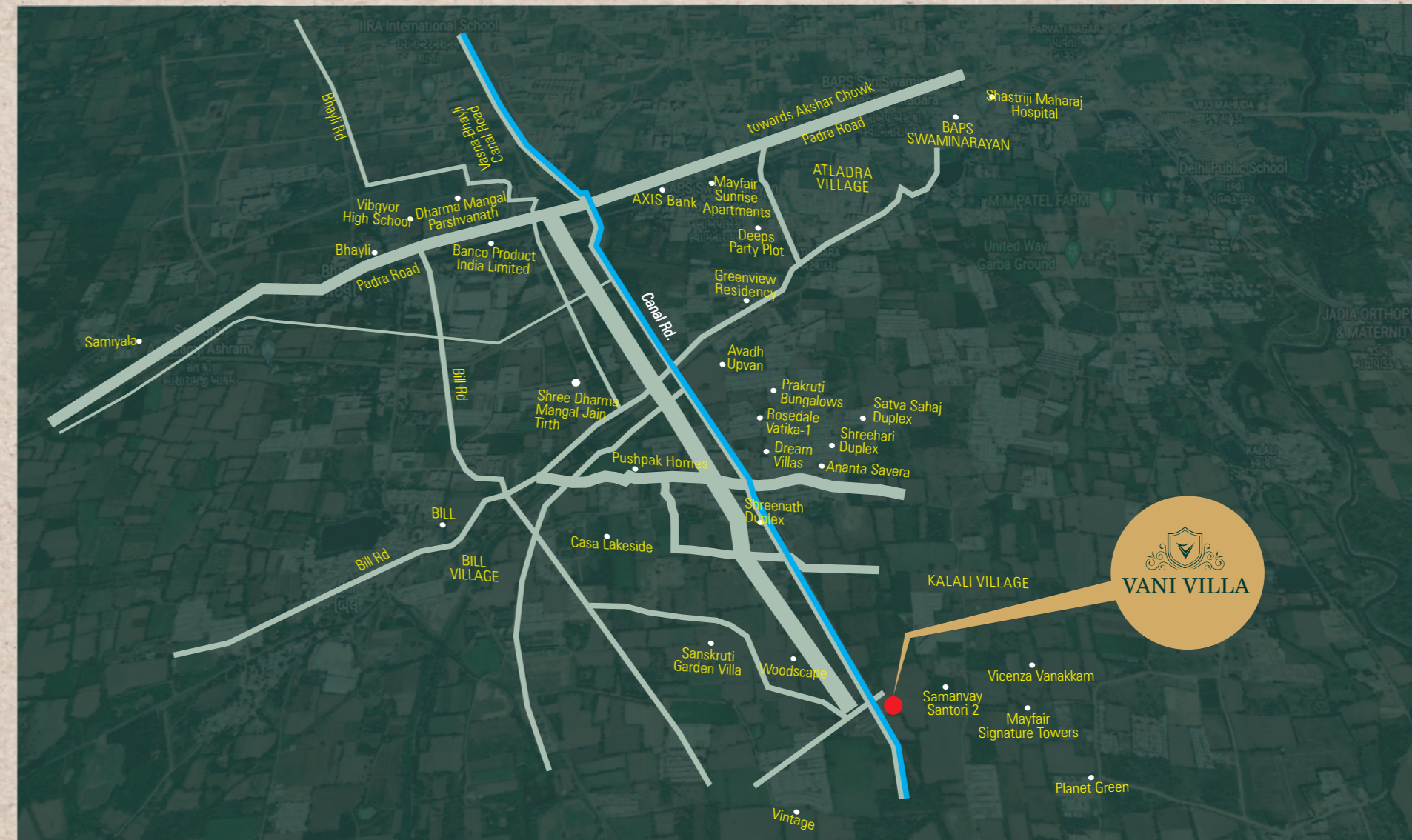
- Concealed copper ISI wiring and branded modular switches with enough electric points as per the Architect Design with enough ELCB switches.

WATER FACILITY

- Overhead PVC Tank in all Villas along with Underground Tank

TERRACE

- Open Terrace finished with waterproofing chemical with china mosaic flooring.



30% At the Time of Booking – 15% Plinth Level – 20% Ground Floor Slab Level – 12% First Floor Slab Level – 5% Second Floor Slab Level – 7% Plaster Level – 5% Flooring Level – 6% At time of Possession

Notes : 1) Possession will be given after one month of settlement of all accounts. 2) Document Charges, Development Charges, Stamp Duty, GST, Legal Charges & Common Maintenance Charges will be paid by the Purchaser / Allottee. 3) Any new Central or State Government Taxes, if applicable shall have to be borne by the Purchaser. 4) Extra Work shall be executed after making full payment as per the estimates provided. 5) Continuous default payments lead to cancellation. 6) Developers shall the right to change the plan, elevation, specification, or rise the scheme or rise the scheme or any details here in will be binding to all. 7) In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. 8) Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client after deducting the cancellation charges @ 5% as per the developer policy. 9) Any plans, specifications or information in this brochure cannot form part of an offer, contract or agreement. 10) This Brochure does not contains any legal part as per RERA.

Disclaimer : All the content mentioned in this document is tentative and subject to variation at the sole discretion of the Developer and/or the Promoter. Visual references are purely conceptual and the brand names featured in them are for reference only. The Developers reserves the full right alter design, plans or specifications where required or deemed necessary without any intimation or reason.